

MINUTES

MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting, Monday, April 7, 2008
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger,
P. Plante, B. Ryan,
Alternates present: M. Beal, L. Lombard, B. Pociask
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:00 p.m. and appointed alternate Lombard to act.

Minutes:

3/3/08- Holt MOVED, Gardner seconded, to approve the minutes as corrected. MOTION PASSED UNANIMOUSLY.

3/13/08 Field Trip- Holt MOVED, Ryan seconded, to approve the minutes as written. MOTION PASSED with Holt, Ryan, Favretti, Ryan, Goodwin and Hall in favor, all others disqualified.

Communications:

The 3-19-08 minutes of the Conservation Commission and the 4-1-08 Inland Wetlands Agent's monthly report were both noted.

Outstanding Enforcement Actions:

None

Old Business:

W1392- (W1320) -Knollwood Acres - Modification Request-building sewer connections

Holt MOVED, Gardner seconded, to approve a modification of permit W1320 under Section 7.3 B of the Wetlands and Watercourses Regulations of the Town of Mansfield to ING US Community Living Fund Inc., (file # W1392) for completion of the installation of sewer mains and building sewer connections on a site located on the south side of South Eagleville Road, known as Knollwood Acres, as shown on plans dated February 2008, and as described in other application submissions.

Approval of this request for modification is conditioned on the following:

1. Silt fencing protection shall be installed according to the plans prior to the start of work;

2. Areas used for the stockpiling of excavated materials shall be approved by the Wetlands Agent prior to their use;
3. Where dewatering of excavations is required, dewatering bags shall be used on an "as needed" basis to be determined by the Wetlands Agent;
4. Work completed each day shall be covered each day insofar as possible.

This approval is valid for a period of five years (until 4/7/2013), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1396 - Kovarovics - Daleville Road - single-family house in buffer

Holt MOVED, Hall seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Michael and Kim Kovarovics (file # W1396) for construction of a single-family dwelling on a lot of record, on property owned by the applicants located at Daleville Road near SNET Pole #3015, as shown on a map dated 12/20/07, and as described in other application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized;
2. There shall be a minimum separation distance of 25 feet between site work and the edge of wetlands, and the installation of silt fence as shown on the plans shall provide a staked work limit.

This approval is valid for a period of five years (until 4/7/2013), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1393 - LaGuardia - Quiet Meadow Subdivision - Dodd Road - 9 lots

Tabled pending a 4-21-08 scheduled Public Hearing.

New Business:

W1397 - R.F. Crossen - Rte. 195 - Windwood Acres Subdivision - 6 lots

Goodwin MOVED, Holt seconded, to receive the application submitted by R.F. Crossen Contractors, LLC., (File W1397) under section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for a 6-lot residential

subdivision, at the north side of Storrs Road between Baxter and Cedar Swamp Roads, on property owned by the applicant, as shown on a map dated 3/31/08 and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment and to set a Public Hearing date for 5/5/08. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

Chairman Favretti noted a field trip will be scheduled for 4/16/08 at 1:00 p.m.

Other Communications and Bills:

Distributed this evening is a 4-7-08 letter from Jason M. Coite, Office of the Vice President and Chief Operating Officer at UConn, and a copy of an application for a permit to apply aquatic pesticides to Swan and Mirror Lakes on the Storrs Campus which was submitted to the Pesticide Management Division (PMD) of the Department of Environmental Protection. Meitzler stated that he would pass along comments to the PMD if the Inland Wetlands Agency felt it necessary. By consensus, the Agency agreed it would not be necessary to forward comments to the PMD.

Public Hearing:

W1395 - Green - Wormwood Hill Road - 11 lot subdivision

Chairman Favretti opened the Public Hearing at 7:15 p.m. Members present were R. Favretti, B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Ryan, and alternates L. Lombard, B. Pociask and M. Beal. Favretti appointed Lombard to act. Meitzler read the Legal Notice as it appeared in the Chronicle on 3/25/08 and 4/2/08, and listed the following communications received and distributed to all members of the Agency: a 4/3/08 memo from Grant Meitzler, Inland Wetlands Agent; 3/19/08 Conservation Commission draft minutes; and a 1/24/08 set of plans.

Attorney John McGrath, representing the Estate of N.S. Green, Sr., and Land Surveyor Rob Hellstrom were present this evening, along with members of the Green family. Attorney McGrath summarized the background of the proposed 11-lot subdivision including the reasons the family is proposing conservation and agricultural easements. Hellstrom outlined the details of the lots, site layouts and distances from all the wetlands. He pointed out a mapping oversight of a wetland that was flagged near Lot #3 by Soil Scientist John Ianni but not on the plan. This oversight was noted on the PZC/IWA field trip and will be corrected on a revised set of plans expected prior to the next meeting. Hellstrom also noted some confusion between Development Area Envelopes (DAE) and Building Area Envelopes (BAE) and their proximity to wetlands. He will make changes to several DAEs and BAEs depicted on the submitted plans, and stated that those changes will also be reflected on the revised plans.

Favretti noted that many specimen trees were not shown on the plans. Hellstrom indicated that they have since been added to the plans, including a 60" oak tree on Lot #3, although it is outside the BAE, to ensure its preservation. Several other items were identified by staff and the Agency. Hellstrom stated he will revise the plans to incorporate the items discussed and he will submit the plans in adequate time for staff to review and prepare reports for the next meeting.

Chairman Favretti opened the discussion to the public.

Joan Stevenson, 840 Wormwood Hill Road, expressed concern that the plans submitted depicting wetlands are not accurate. She stated that there are more wetlands than those shown, including a vernal pool, and she is concerned about the ramifications of runoff during construction, such as runoff flowing into Leander Pond.

Noting no further questions or comments from the Agency or the Public, Gardner MOVED, Hall seconded, to continue the Public Hearing until Monday, May 5, 2008. MOTION PASSED UNANIMOUSLY.

Adjournment:

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary